

FRANK G. WRIGHT,	)	
GRANTOR	)	
	)	
	)	
TO:	)	<u>WARRANTY DEED</u>
	)	
	)	
THOMAS JERRY COWENS, ET UX,	)	
GRANTEES	)	

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, I, Frank G. Wright, does hereby sell, convey and warrant unto Thomas Jerry Cowens and wife, Ruby Anne Cowens, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

Part of the southwest quarter of Section 14 and part of the northwest quarter of Section 23 in Township 2 South, Range 8 West, Desoto County, Mississippi, and more particularly described as follows, to-wit: COMMENCING at a masonry nail at the interesection of the centerline of Robertson Road and Star Landing Road a point commonly accepted as the northwest corner of said Section 23; thence run north 89° 14'52" east a distance of 1993.48 feet along the north li ne of said Section 22 to a point in barb wire fence, said point being the Point of Beginning; thence run north 00° 08' 07" west a distance of 116.85 feet along said fence to a half-inch steel bar on the south right-of-way line of said Star Landing Road, said point being 40.00 feet south of the centerline of said road as measured at a right angle; thence run the following calls along said road centerline to a half inch steel bar: north 74° 24' 01" east 56.19; north 79° 31' 04" east 57.20 feet; north 87° 22' 14" east 58.88 feet; south 82° 20' 40" east 41.13 feet; thence run south 01° 25' 17" west a distance of 430.64 feet to a half inch steel bar; thence run south 89° 51' 53" west a distance of 198.30 feet to a fence post; thence run north 00° 08' 07" west a distance of 291.38 feet along a barb wire fnece to the point of beginning and containing 2.00 acres of which 0.64 acres lie in said Section 14 and the remaining 1.36 acres lie in said Section 23. Bearing are based on true north as determined by solar observation.

The warranty in this deed is subject to subdivision and zoning rules and regulations of DeSoto County Planning commission and rights of ways and easements for public roads and public utilities, and further, subject to restrictive covenants.

336

Possession will be given with delivery of this deed and taxes for the year 1985 are to be paid by the Grantors herein.

Witness my signature this the 30<sup>th</sup> day of August, 1985.

Frank G. Wright  
FRANK G. WRIGHT

STATE OF MISSISSIPPI

COUNTY OF DESOTO

PERSONALLY appeared before me the undersigned authority in and for said County and State the within named Frank G. Wright, who acknowledged that he signed and delivered the above and foregoing warranty deed on the day and date therein mentioned as his free and voluntary act and deed and for the purposes therein expressed.

Given under my hand and official seal of office this the 30<sup>th</sup> day of August, 1985.

James B. Young  
Notary Public

My Commission Expires:

7-2-86

GRANTORS ADDRESS: P O Box 507 - Hernando, Ms

GRANTEES ADDRESS: 8307 Barberry Place - Southaven, Ms.

William H. Austin  
P. O. Box 567  
Hernando, MS 38632

Filed @ 9:00 AM, 3 September 1985  
Recorded in Book 181 Page 335  
H. G. Ferguson, Clerk

File # \_\_\_\_\_